

THE CITY OF CLAYTON

Board of Aldermen Meeting
Council Chambers - 10 N. Bemiston Avenue
April 10, 2012
7:00 p.m.

Minutes

Mayor Goldstein called the meeting to order and requested a roll call. The following individuals were in attendance:

Aldermen: Steve Lichtenfeld, Judy Goodman, Michelle Harris, Andrea Maddox-Dallas, Cynthia Garnholz, and Mark Winings

Mayor Goldstein
City Manager Owens
City Attorney O'Keefe

Mayor Goldstein asked for any questions or comments relating to the March 27, 2012 minutes, which were previously provided to the Board.

Alderman Harris moved to approve the March 27, 2012 minutes. Alderman Goodman seconded the motion.

The motion to approve the minutes passed unanimously on a voice vote.

PUBLIC REQUESTS AND PETITIONS

Mr. Ed Finkelstein, resident, addressed the Board thanking them on the behalf of the gay and lesbian community for their successful efforts in passing an ordinance that prohibits discrimination and an ordinance for domestic partnership registry. He thanked the Board for having the courage to make it happen.

Mr. Paul Wojciechowski, member of the Missouri Bicycle Federation, addressed the Board and presented Mayor Goldstein with the 2012 Distinguished Service Award from the Missouri Bicycle Federation. Mr. Wojciechowski nominated Mayor Goldstein for the award for her support for bicycling during her tenure as an alderman and throughout her leadership as mayor promoting the City of Clayton as a bike friendly community. The award recipients were formally recognized recently at the State Capitol in Jefferson City.

CRÈME DE LA CLAYTON AWARDS

Mayor Goldstein introduced the annual Crème de la Clayton award program. This program was established to recognize an actively engaged citizen, local group or business that has gone beyond the call of duty, besides serving on a City Board or Commission, to enhance the quality of life for Clayton residents, workers and visitors. Mayor Goldstein stated that the Crème de la Clayton is well represented in each of the City's Wards and asked a representative of each Ward to present the award to the deserving individuals.

Ward I - Aldermen Goodman and Maddox-Dallas

Dr. Denny and Monica Golden were honored for the leadership in the community and service to higher education at Fontbonne University and within the Clayton community.

Mr. Charles and Carolyn Hansen were honored as longtime residents and active in the community.

Mr. Walter and Mary Wittenburg were honored as longtime residents and active in the community.

Ward II Aldermen Harris and Garnholz

Mr. Howard "Howie" Sher was honored for his commitment and dedication as a coach for the youth basketball league in the community. He frequently goes above and beyond his volunteer coach's duties.

Mr. and Mrs. Clarence "Turk" Turley were honored as longtime residents and active in the community.

Ward III Aldermen Lichtenfeld and Winings

Mr. Jake Bernstein and Ms. Simone Bernstein were honored for their efforts in raising the awareness of volunteering opportunities for teenagers via the *Volunteer* website.

Ms. Susan Block, owner of *The Designing Block* retail business, honored for her commitment and support to the business community.

Ms. Arlene Brilliant, owner of Brilliant Antiques retail business, for her commitment and support to the community.

A PUBLIC HEARING AND ORDINANCE TO CONSIDER THE REPEAL OF CHAPTER 410, ARTICLE XIII, (GUIDELINES FOR TREE PRESERVATION) AND ENACTING A NEW CHAPTER 405, ARTICLE XXIX, (RESIDENTIAL TREE AND LANDSCAPE REQUIREMENTS) OF THE CITY'S ZONING REGULATIONS

Alderman Lichtenfeld moved to open the public hearing to consider Bill No. 6314, an ordinance to approve an amendment to the Clayton Municipal Code, Chapter 405 and request proof of publication. Alderman Harris seconded.

The motion passed unanimously on a voice vote.

City Manager Owens reported that this request is for the Board of Aldermen to consider amending the City's Zoning Regulations to adopt text amendments which would provide standards for the protection, preservation and replacement of trees in residential zoning districts under certain conditions.

These requirements will apply to all proposed development or redevelopment on private, residential property when site plan review is required per the City's Zoning Regulations. These requirements will also apply when site alteration or structural modification to any existing structure on a site requires a building permit that would impact or cause the removal of existing trees.

The proposed amendment to the Zoning Ordinance will repeal Chapter 410, Article XIII (Guidelines for Tree Preservation) and will enact a new Article XXIX (Residential Tree and Landscape Requirements), to Chapter 405, Zoning Regulations. It also updates other Chapters of the Zoning Ordinance and Building Code (Chapter 500) to cross reference the new Article. The following list summarizes the significant components of the proposed regulations:

1. Codifies the requirements for landscape and tree replacement and preservation into the City's Zoning Regulations (Chapter 405).
2. Requires a landscape plan/tree replacement plan for any residential project which causes site alteration or structural modification to a degree that would require the issuance of a building permit or site plan review, and would impact or cause the removal of existing trees.
3. Classifies specific trees into categories for purposes of determining replacement requirements.
4. Increases the contribution to the Forestry fund, where applicable, from \$120 per lost caliper inch to \$200 to \$400 per lost caliper inch, depending upon a tree's classification.
5. Establishes minimum landscape standards for all new residential structures.
6. Specifies the length of time the tree protection surety bond is held and specifies replacement requirements for damaged trees.
7. Sets forth inspection requirements to ensure trees are properly protected and/or replaced.
8. Establishes a time limit for the replacement of trees.
9. Allows the Planning Director and the City's contracted landscape architect to administratively approve substitutions between approved tree lists when it can be determined that a proposed tree species is incompatible with the site or may compromise the health, safety and welfare of the citizens.
10. Sets forth the specific requirements for a tree preservation plan and landscape plan.
11. Identifies native trees.

The intent of these regulations is to encourage the preservation of existing trees, and when preservation is not possible, provides for the replanting of trees within the City in order to maintain and enhance the City's urban forest. Any residential project that requires a building permit where trees could potentially be impacted will require a landscape plan to be submitted as part of the building permit application process. The plan will then be reviewed by the City's contracted landscape architect. It should be noted that despite the additional landscape plan submittal requirements, smaller projects typically will not require an extensive landscape plan or plan review. Regardless, there will be an additional cost to the property owner because the plan review process will require the approval of the plan by the City's contracted landscape architect and will also require follow up inspections. Additionally, in order to encourage the preservation of trees and to discourage payment in lieu of preservation, the contribution to the Forestry fund is proposed to be increased from \$120 per lost caliper inch to \$200-\$400 per lost caliper inch, depending on the classification of a tree. Staff believes this increase will serve to discourage tree removal. Despite the increased cost, some construction projects will still require the removal of trees. The payment in lieu of preservation to the City's Forestry fund will provide funding to replant trees throughout the City on public property, thus potentially minimizing tree loss citywide.

Staff believes that the proposed text amendments are in the best interests of the citizenry as a whole and represent a reasonable method to encourage the preservation of trees as well as provide the ability to replant trees when they cannot be preserved.

Recommendation is to approve the text amendment to Chapters 410, 405 and 500 of Title IV. of the City's Land Use Code as proposed.

Alderman Lichtenfeld explained that the Plan commission discussed this issue at length for several years. He said that due to new residential construction and renovations properties began to lose a large amount of tree cover throughout the neighborhoods due to landscape replacements of much smaller tree species. Consideration of the amendments to the zoning

would help assist in retaining the caliper size trees that are removed and will encourage property owners to build responsibly.

In response to Alderman Garnholz's question, Susan Istenes explained the current code encourages preservation of mature trees as part of the site plan review requirement. The current code requires a landscape plan to document existing trees on site, trees to be removed and trees to be replaced by caliper, species and condition. The plan must also depict preservation methods for trees to be retained that are impacted by construction. The authority of the Plan Commission through the site plan review process to require modification of a proposed site development has principal emphasis (with respect to the environment and landscaping) on preserving existing trees; replacing trees to be removed; promoting tree replacement to equal or exceed caliper inches lost due to the project. Among other reasons, the Plan Commission has felt that the current regulations make it "too easy" for a developer to pay into the forestry fund, rather than preserve trees, thus not fulfilling the intent of the regulations.

Alderman Maddox-Dallas stated that she understands the need, particularly with new residents who are building, but is concerned with this new jurisdiction that will be required if a homeowner is simply renovating. She gave an example of adding or replacing a deck which would require removal of a tree that the homeowner does not want in its yard.

Alderman Harris stated that she is concerned that complying with the proposed landscape codes would become a barrier for construction or renovation due to the costs of replacing a tree.

Susan Istenes said that it is their hope that the costs for replacement of lost trees will drive the construction or landscape design.

In response to Alderman Harris' question, Susan Istenes stated they examined other tree preservation ordinances with similar programs by observing the cost of residential building projects. The recommendation is that the homeowner would have to pay for the caliper inches of that tree that is lost, which would be \$200 – \$400 per caliper inch which they couple replace the loss with multiple trees or just one tree. She noted that there are exceptions to declining or dying trees. She explained that the required payment into the Forestry Fund is intended to encourage the design of structures so they avoid impacting trees. It is proposed at a higher rate to encourage tree preservation.

Alderman Lichtenfeld added that over the years the neighborhoods have experienced the removal of very large trees and replaced with much smaller tree cover varieties. He has seen quite a few construction projects that are very creative which include decks built around existing trees.

Alderman Goodman commented that she appreciates the spirit of the ordinance and the need for it, but is also concerned about the costs to homeowners.

In response to Mayor Goldstein's request, Susan Istenes gave a brief outline and history of the proposed ordinance. She stated that the City currently operates under policy guidelines with respect to tree removal and replacement. The policy is applicable to residential and non-residential properties and requires that when trees of one caliper inch or more in diameter are removed, they are to be replaced on-site with similar species. If the amount of caliper inches removed cannot be replaced on site, the developer is required to contribute to the City's Forestry Fund at a rate of \$120 per lost caliper inch. Susan stated that staff posted the draft ordinance on the City's web site on January 12, 2012 and also included the proposed regulations with contact information for anyone who wanted to comment. Staff also utilized the

design and construction industry e-mail database to announce the proposed regulations and to encourage review and comment. The public hearing schedule and the most recent version of the draft regulations have been posted on the City's web page since January 24, 2012.

Susan stated that they received a few comments from the public and the design industry during the comment period. Additionally, during the drafting period, staff spent a significant amount of time consulting with local landscape architects for their input. A presentation was made to the Board of Aldermen on February 28, 2012 and on March 5, 2012, a public hearing was held with the City's Plan Commission. The Plan Commission voted unanimously to support the proposed ordinance and to send a recommendation of approval to the Board of Aldermen which included a provision which would discourage the removal of trees up to one year prior to any construction project. One Clayton citizen spoke at the Plan Commission hearing and expressed concern over the City's loss of tree canopy due to development and mentioned her support of the ordinance.

Alderman Garnholz commented that she has no problem with the ordinance to apply to new construction, but she is struggling with the proposed requirements that also include renovation of structures.

In response to Alderman Goodman's question, Susan Istenes stated that if the homeowner chooses to not replace the loss of trees on the property the funds is placed into the City's tree fund for the City's use on tree replacement throughout the City's public properties when determined by staff.

Alderman Lichtenfeld moved to close the public hearing to consider Bill No. 6314, an ordinance to approve an amendment to the Clayton Municipal Code, Chapter 405. Alderman Harris seconded.

The motion passed unanimously on a voice vote.

In response to Mayor Goldstein's question, City Manager Owens stated that the Board can both table the item tonight and have two readings on May 8th or one reading on May 8th with the subsequent reading on May 22nd. He said that there are certainly questions that they can have answers to between now and the next meeting. He pointed out that he also heard from the Board some policy discussion and instead of trying to answer questions and not addressing policy he invites the Board to submit suggested modifications to the ordinance. He feels that he has heard from the Board some discomfort with the threshold of the size of project that triggers the changes.

Aldermen Goodman, Garnholz and Maddox-Dallas suggested that at this time the Board table the agenda item.

Mayor Goldstein expressed that she has never wanted a rubber-stamp Board, but from her perspective seeing this issue on the Plan Commission's agenda for the last six-months and knowing that it has been going on for two years she is disappointed that other representatives of the Plan Commission were not present at tonight's meeting. She feels that they could have explained their rationale and that the Board is empowering a very important commission who says that they need certain tools to do their job and now the Board is second guessing their expertise. She wishes that the Board could have had some input tonight from the people who have studied this issue for the last two of years. She appreciates the Planning Director, city Manager and Alderman Lichtenfeld doing their part, but feels like if they had had some of the members who have studied this so long they might have understood the rationale that went into the document that they have recommended unanimously for the Board to adopt. She encourages the Board to have questions so that they thoroughly understand what is adopted,

but is disappointed that others were not here tonight. She suggested that the Board dialogue with the Plan Commission.

Alderman Lichtenfeld asked if the dialogue include either sending the recommendation back to the Plan Commission or inviting them to the Board meeting.

Mayor Goldstein stated that when the Board meets on April 20 they can continue the conversation and then she would like to invite the Plan Commission to meet.

Alderman Goodman moved to table Bill No. 6314 until the May 8 Board of Aldermen meeting. Alderman Harris seconded.

The motion passed unanimously on a voice vote.

A PUBLIC HEARING AND RESOLUTION TO CONSIDER APPROVING A CONDITIONAL USE PERMIT FOR AVIS BUDGET GROUP LOCATED AT 215 NORTH MERAMEC AVENUE

Alderman Lichtenfeld moved to open the public hearing to consider Resolution No. 12-10, a request for a conditional use permit from the Avis Budget Group and request proof of publication. Alderman Goodman seconded.

The motion passed unanimously on a voice vote.

City Manager Owens reported that this is a public hearing and resolution to consider an application for a Conditional Use Permit submitted by Avis Budget Car Rental, LLC, to operate a rental car agency at 215 N. Meramec Avenue.

In 2005, a Conditional Use Permit was granted to allow Avis to operate out of 216 South Bemiston Avenue. In 2007, a Conditional Use Permit was granted to allow Budget Rent-A-Car to operate out of 7638 Forsyth Boulevard. In 2009, Budget Car Rental moved from 7638 Forsyth Boulevard and partnered with Avis Rental Care to form Avis Budget Group. They are now requesting to relocate their operation from 216 South Bemiston Avenue to 215 North Meramec Avenue. Conditional use permits are required for automobile agencies in the C-2 (General Commercial) District.

Avis Budget Group is requesting to occupy 700 square feet on the first floor of the subject 2-story multi-tenant office building. The building is adjacent to residential multi-family buildings to the west and north. To the south is a medical office building which is attached to the subject building. Across North Meramec Avenue is a multi-family residential building and the vacant Daniele Hotel. A total of three (3) employees will staff the business; however, the applicant indicates that only two (2) employees will be on-site the majority of the time. Proposed hours of operation are 7:30 a.m. to 6:00 p.m. Monday through Friday and 9:00 a.m. to 1:00 p.m. Saturday and Sunday. The number of idle fleet vehicles (vehicles stored on-site) will be thirteen (13). The parking lot is striped for thirty (30) spaces, several of which are double-stacked/tandem. These double-stacked/tandem spaces are not recognized by the City's parking regulations because they do not provide direct access to a street. The property owner is proposing to re-stripe the lot in accordance with the City's regulations, which will result in thirty (30), 9-foot X 18-foot, spaces with a twenty-six (26) foot aisle width. Based on the size of the subject building, the City's parking regulations would require eighteen (18) off-street parking spaces.

The applicant indicates that there will be no vehicle maintenance on-site; vehicle preparation will include vacuuming, window cleaning, and other minor preparation which will take place at the

on-site detached garage. A six-foot high wood privacy fence will be installed along the west and part of the north property lines to buffer the use from neighboring residential properties.

The Plan Commission and Architectural Review Board considered the request at their March 19th meeting and voted to recommend approval with the following conditions:

1. That vehicle preparation be performed only inside the on-site detached garage.
2. That the storage of rental vehicles on site is limited to 13 vehicles.
3. That no rental vehicles be parked or stored on the street.
4. That the parking lot be re-striped according to the submitted site drawing providing 30-spaces.
5. That the 6-foot wood privacy fence be installed with the "good/nice side" facing outward towards adjacent properties.
6. That the screening and landscaping be installed and maintained in accordance with the landscape plan prepared by Planning Design Studio dated March 3, 2012.
7. Small shrubs or annuals/perennials may be permitted to be located in the right-of-way conditioned upon the approval by the Public Works Department under a Right-of-Way Use and Maintenance Agreement and upon the issuance of a Right-Of-Way Work Permit. (Note that any plantings in the ROW can be removed at any time by the City).
8. That a Sign Permit be secured prior to the installation of exterior signage.
9. That any lighting for the parking lot be approved by staff; the lighting shall be shielded so as to not transverse the property line or create a light trespass condition.

Recommendation is to approve the Conditional Use Permit.

In response to the Board's questions, Mr. Jeff Wagner, representative of Avis Budget Group, addressed the Board stating that they will not have vehicle maintenance at the site, just cleaning of the vehicles when customers return them. He said that they are moving to a new location because they have outgrown the current location.

Alderman Lichtenfeld moved to close the public hearing to consider Resolution No. 12-10, a request for a conditional use permit from the Avis Budget Group. Alderman Goodman seconded.

The motion passed unanimously on a voice vote.

Alderman Lichtenfeld moved to approve Resolution No. 12-10, granting a conditional use permit to the Avis Budget Group. Alderman Goodman seconded.

The motion passed unanimously on a voice vote.

AN ORDINANCE TO APPROVE A PROJECT AGREEMENT WITH THE CLAYTON CENTURY FOUNDATION FOR THE ENTERPRISE HOLDINGS PAVILION IN SHAW PARK

City Manager Owens reported that on April 27, 2010, in order to formalize the partnership between the Clayton Century Foundation (CCF) and the City of Clayton (City), a Memorandum of Understanding was adopted by the parties that outlined the shared vision of how this public/private partnership would work in order to effectively and responsibly serve reasonable public and private interests on behalf of the City. Since that time, the CCF has worked diligently to fund projects that were part of the City's Master Plans and were on the approved project list provided to them by the City.

The project agreement is for the Enterprise Holdings Pavilion in Shaw Park. In 2011, Enterprise Holdings, Inc. and the Enterprise Holdings Foundation donated \$750,000 to the Clayton Century

Foundation to fund this project. The Department of Parks & Recreation is currently working on the selection of a design firm for this project with a goal of beginning construction in the fall.

In order to formalize the terms and conditions of this gift, the attached project agreement has been jointly developed. Included in this document is a detailed scope of work, payment arrangements as well as other items related to the timing of the project, signage, insurance, maintenance and reporting responsibilities.

Recommendation is to approve the Project Agreement with the Clayton Century Foundation for the Enterprise Holdings Pavilion in Shaw Park.

Alderman Lichtenfeld introduced Bill No. 6315 to consider an ordinance to approve an agreement with the Clayton Century Foundation for the Enterprise Holdings' pavilion to be read for the first time by title only. Alderman Goodman seconded.

City Manager Owens that staff used the model agreement that was used previously and went much quicker and we have a great process in place.

City Attorney O'Keefe reads Bill No. 6315 to consider an ordinance to approve an agreement with the Clayton Century Foundation for the Enterprise Holdings' pavilion for the first time by title only.

The motion passed unanimously on a voice vote.

Alderman Lichtenfeld introduced Bill No. 6315 to consider an ordinance to approve an agreement with the Clayton Century Foundation for the Enterprise Holdings' pavilion to be read for the second time by title only. Alderman Goodman seconded.

City Attorney O'Keefe reads Bill No. 6315 for the second time; Alderman Lichtenfeld – Aye; Alderman Goodman – Aye; Alderman Harris – Aye; Alderman Maddox-Dallas – Aye; Alderman Garnholz – Aye; Alderman Winings – Aye; and Mayor Goldstein – Aye. The Bill was adopted and became Ordinance No. 6197 of the City of Clayton.

AN ORDINANCE TO APPROVE A CONTRACT WITH SBC CONTRACTING, INC. FOR THE SIDEWALK REPLACEMENT – FY 2012 PROJECT

City Manager Owens reported that bids were opened on March 19, 2012 and the City received six (6) bids with SBC Contracting submitting the lowest base bid in the amount of \$26,479.08. Additionally, alternate bids were received to establish pricing for sidewalk replacement projects for fiscal years 2013 and 2014 which allows the City to reduce redundant bidding efforts and secure long-term pricing. This process was implemented successfully in FY 2008-2010. SBC Contracting submitted the lowest bid for each year, and will therefore be utilized for the next three years.

The scope of work consists of the removal and replacement of sidewalks, curbs and gutters, brick pavers, driveway aprons, and other work related to the repair of walking surfaces and the removal of barriers and trip hazards at various locations throughout the City of Clayton.

The Capital Improvement Fund has \$70,000 budgeted for this activity in FY 2013, however, in order to address current needs, and due to the bonded funds availability in FY 2012, authorization is being requested to execute approximately \$30,000 worth of improvements in 2012 and \$40,000 worth in 2013. If approved, an amendment to the FY 2012 CIF Budget would be included in the 2nd quarter budget adjustment.

The Department of Public Works is requesting approval of the contract for \$26,479.08, which represents the base bid submitted by SBC Contracting. In addition, the City Manager or his designated representative requests authorization to approve change orders in an amount not to exceed \$3,500 which is approximately 13% of the project cost, and would result in expenditure of the \$30,000 budget.

Recommendation is to approve the ordinance authorizing a contract with SBC Contracting, Inc. in the amount of \$26,479.08, plus a contingency of \$3,500 for the Sidewalk Replacement – FY 2012.

Alderman Lichtenfeld introduced Bill No. 6316, to consider approving a contract with SBC Contracting Inc. for sidewalk repairs to be read for the first time by title only. Alderman Goodman seconded.

City Attorney O'Keefe reads Bill No. 6316, to consider approving a contract with SBC Contracting Inc. for sidewalk repairs for the first time by title only.

The motion passed unanimously on a voice vote.

Alderman Lichtenfeld introduced Bill No. 6316, to consider approving a contract with SBC Contracting Inc. for sidewalk repairs to be read for the second time by title only. Alderman Goodman seconded.

City Attorney O'Keefe reads Bill No. 6316 for the second; Alderman Lichtenfeld – Aye; Alderman Goodman – Aye; Alderman Harris – Aye; Alderman Maddox-Dallas – Aye; Alderman Garnholz – Aye; Alderman Winings – Aye; and Mayor Goldstein – Aye. The Bill was adopted and became Ordinance No. 6198 of the City of Clayton.

A MOTION TO ACCEPT THE CITY'S FISCAL YEAR 2011 COMPREHENSIVE ANNUAL FINANCIAL REPORT

City Manager Owens reported that Tammy Alsop, a partner at the City's audit firm of Hochschild Bloom LLC, presented summary information during the discussion session this evening regarding the September 30, 2011 Comprehensive Annual Financial Report (CAFR) and other auditor communications. The City was also required to have a Single Audit performed due to the level of federal grants received. The FY 2011 CAFR is available for public viewing on the Finance Department page of the City's website.

This is another opportunity for the Board to ask any questions regarding the CAFR and other related audit documents.

Recommendation is to approve a motion to accept the City's September 30, 2011 Comprehensive Annual Financial Report.

Alderman Lichtenfeld moved to approve the FY2011 Comprehensive Annual Financial Report. Alderman Goodman seconded.

The motion passed unanimously on a voice vote.

Other

Alderman Lichtenfeld congratulated Mayor Goldstein on the award presented tonight and also she has set the bar so high with her pending business change he doesn't know how she will do any more than she has already done and wishes her well.

Mayor Goldstein said that it was a big decision which she did not decide overnight. She said that it is such an honor to serve this community as the Mayor and she wanted to focus on that as they go into the Strategic Planning and her last year in office.

Alderman Garnholz commented that she will be absent from the next meeting and wanted to make remarks about the outgoing aldermen.

She stated, "Steve, your input and guidance has been integral to so many decisions made by the Board during my tenure. Each of us brings unique qualities and talents to the Board, but your credentials as an experienced and outstanding architect and generally thoughtful person will be very hard to replace. You certainly introduced me to the term 'donut hole' (something that she's never heard before) in reference to development around, but not in the core of our downtown area. It's hard to imagine moving on without the benefit of your insight and to so many aspects of the development projects which I know will come our way as the economy improves. But I know that you'll continue to serve our city in other ways and that we will reap the benefits of your knowledge and insight well into the future, at least I hope we will. So thank you for all that you've done over nine years to make this city a better place. You will surely and sorely be missed."

Judy, where to begin, if you've only brought us the farmer's market it would have been great; and if you've added to that only the Clayton Century Foundation it would have been over the moon fantastic, but no you couldn't stop there. You brought us the willingness to head the centennial festivities, your passion for our community's history and for its historic structure, the Hanley House, and your great ideas about making Clayton into a walkable community, and outdoor dining as an integral part of the Clayton restaurant experience, I'm sure there is a lot more that I'm forgetting or I don't even know about, but wow – what a difference you have made. there are people who are great with coming up with ideas and other who are great at turning them into action, but you are a rare combination of vision and follow through and our community is so much better for having had you on the Board of Aldermen. Thank you, thank you, and thank you."

Alderman Winings moved that Board adjourn from the Discussion Session to a closed meeting, with a closed vote and record, as authorized by Section 610.021(1), (2) and (3) Revised Statutes of Missouri, relating to legal issues, real estate and/or personnel, and to discuss matters related to negotiation of a contract pursuant to Section 610.021(12), RSMo. and/or proprietary information pursuant to Sec. 610.021(15). Alderman Goodman seconded the motion.

The motion passed unanimously on a roll call vote cast as follows: Alderman Lichtenfeld – Aye; Alderman Goodman – Aye; Alderman Harris – Aye; Alderman Maddox-Dallas – Aye; Alderman Garnholz – Aye; Alderman Winings – Aye; and Mayor Goldstein – Aye.

There being no further regular business the meeting adjourned at 8:50 p.m.

Mayor

ATTEST:

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City Clerk